



|               |                  |          |
|---------------|------------------|----------|
| Type:         | 99 - Condo Conv  |          |
| Sty Ht:       | 2H - 2 & 1/2 Sty |          |
| (Liv) Units:  | 1                | Total: 1 |
| Foundation:   | 2 - Conc. Block  |          |
| Frame:        | 1 - Wood         |          |
| Prime Wall:   | 1 - Wood Shingle |          |
| Sec Wall:     |                  | %        |
| Roof Struct:  | 2 - Hip          |          |
| Roof Cover:   | 1 - Asphalt Shgl |          |
| Color:        | GREY             |          |
| View / Desir: | N - NONE         |          |

|           |   |         |         |
|-----------|---|---------|---------|
| Full Bath | 1 | Rating: | Average |
| A Bath:   |   | Rating: |         |
| 3/4 Bath: |   | Rating: |         |
| A 3QBth   |   | Rating: |         |
| 1/2 Bath: |   | Rating: |         |
| A HBth:   |   | Rating: |         |
| OthrFix:  |   | Rating: |         |

## GENERAL INFORMATION

|                         |             |
|-------------------------|-------------|
| Grade: C+ - Average (+) |             |
| Year Blt: 1924          | Eff Yr Blt: |
| Alt LUC:                | Alt %:      |
| Jurisdicth:             | Fact:       |
| Const Mod:              |             |
| Lump Sum Adj:           |             |

## OTHER FEATURES

|         |   |         |         |
|---------|---|---------|---------|
| Kits:   | 1 | Rating: | Average |
| A Kits: |   | Rating: |         |
| Frpl:   |   | Rating: |         |
| WSFlue: |   | Rating: |         |

## RESIDENTIAL GRID

|              |    |              |    |        |   |          |    |    |    |    |   |            |  |
|--------------|----|--------------|----|--------|---|----------|----|----|----|----|---|------------|--|
| 1st Res Grid |    | Desc: Line 1 |    |        |   |          |    |    |    |    |   | # Units: 1 |  |
| Level        | FY | LR           | DR | D      | K | FR       | RR | BR | FB | HB | L | O          |  |
| Other        |    |              |    |        |   |          |    |    |    |    |   |            |  |
| Upper        |    |              |    |        |   |          |    |    |    |    |   |            |  |
| Lvl 2        |    |              |    |        |   |          |    |    |    |    |   |            |  |
| Lvl 1        |    |              |    |        |   |          |    |    |    |    |   |            |  |
| Lower        |    |              |    |        |   |          |    |    |    |    |   |            |  |
| Totals       |    | RMs: 8       |    | BRs: 4 |   | Baths: 1 |    | HB |    |    |   |            |  |

## CONDO INFORMATION

|              |                 |
|--------------|-----------------|
| Location:    |                 |
| Total Units: |                 |
| Floor:       | M - Multi-Level |
| % Own:       | 55.000000000    |
| Name:        |                 |

## REMODELING

|   |            |  |
|---|------------|--|
|   | Exterior:  |  |
|   | Interior:  |  |
| % | Additions: |  |
| % | Kitchen:   |  |
| % | Baths:     |  |
| % | Plumbing:  |  |
| % | Electric:  |  |
| % | Heating:   |  |
| % | General:   |  |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1       | 8   | 4   |    |
|         |     |     |    |
|         |     |     |    |
|         |     |     |    |
|         |     |     |    |
| Totals  |     |     |    |
| 1       | 8   | 4   |    |

## INTERIOR INFORMATION

|               |     |              |    |
|---------------|-----|--------------|----|
| Avg Ht/FL:    | STD |              |    |
| Prim Int Wal  | 2   | - Plaster    |    |
| Sec Int Wall: |     |              | %  |
| Partition:    | T   | - Typical    |    |
| Prim Floors:  | 3   | - Hardwood   |    |
| Sec Floors:   |     |              | %  |
| Bsmnt Flr:    | 12  | - Concrete   |    |
| Subfloor:     |     |              |    |
| Bsmnt Gar:    |     |              |    |
| Electric:     | 3   | - Typical    |    |
| Insulation:   | 2   | - Typical    |    |
| Int vs Ext:   |     |              |    |
| Heat Fuel:    | 1   | - Oil        |    |
| Heat Type:    | 5   | - Steam      |    |
| # Heat Sys:   |     |              |    |
| % Heated:     | 100 | % AC:        |    |
| Solar HW:     | NO  | Central Vac: | NO |
| % Com Wal     |     | % Sprinkled  |    |

## DEPRECIATION

|             |              |     |
|-------------|--------------|-----|
| Phys Cond:  | AV - Average | 31% |
| Functional: |              | %   |
| Economic:   |              | %   |
| Special:    |              | %   |
| Override:   |              | %   |
| Total:      |              | 31% |

## CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 305.00     |
| Size Adj.:         | 1.32092643 |
| Const Adj.:        | 0.98980200 |
| Adj \$ / SQ:       | 398.774    |
| Other Features:    | 55000      |
| Grade Factor:      | 1.10       |
| NBHD Inf:          | 1.10000002 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 821688     |
| Depreciation:      | 254723     |
| Depreciated Total: | 566965     |

## COMPARABLE SALES

| Rate              | Parcel ID | Type         | Date   | Sale Price |
|-------------------|-----------|--------------|--------|------------|
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| WtAv\$/SQ:        |           | AvRate:      |        | Ind.Val    |
| Juris. Factor:    |           | Before Depr: | 482.52 |            |
| Special Features: | 0         | Val/Su Net:  | 362.30 |            |
| Final Total:      | 567000    | Val/Su SzAd  | 362.30 |            |

## MOBILE HOME

|       |  |        |  |          |  |       |  |        |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial # |  | Year: |  | Color: |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|

### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 005.A-0003-0068.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------------|--------------|
| 3    | Garage      | D | Y   | 1   | 10x18    | A    | AV  | 1924 | 28.89      | T   | 40  | 102 |      |       | 3,100      |            | 3,100        |

|         |                   |       |                         |  |        |       |
|---------|-------------------|-------|-------------------------|--|--------|-------|
| More: N | Total Yard Items: | 3,100 | Total Special Features: |  | Total: | 3,100 |
|---------|-------------------|-------|-------------------------|--|--------|-------|

## SUB AREA

| Code               | Description     | Area - SQ | Rate - AV | Undepr Value |
|--------------------|-----------------|-----------|-----------|--------------|
| GLA                | Gross Liv Ar    | 1,565     | 398.770   | 624,08       |
|                    |                 |           |           |              |
|                    |                 |           |           |              |
|                    |                 |           |           |              |
|                    |                 |           |           |              |
|                    |                 |           |           |              |
| Net Sketched Area: |                 | 1,565     | Total:    | 624,08       |
| Size Ad            | 1565 Gross Area | 1565      | FinArea   | 1565         |

### SUB AREA DETAIL

|   | Sub Area | % Usbl | Descrip | % Type | Qu # Ten |
|---|----------|--------|---------|--------|----------|
|   |          |        |         |        |          |
|   |          |        |         |        |          |
|   |          |        |         |        |          |
|   |          |        |         |        |          |
|   |          |        |         |        |          |
| 1 |          |        |         |        |          |
| 5 |          |        |         |        |          |

**IMAGE**

**AssessPro** Patriot Properties, Inc

